



**MINUTES  
COUNCIL MEETING  
City Hall – Bel Aire, Kansas  
July 17, 2012  
7:00 P.M.**

- I. CALL TO ORDER** By the Mayor – Mayor Harold Smith called the City of Bel Aire Council meeting to order, July 17, 2012 at 7:00 p.m.
- II. ROLL CALL** Council Members present David Austin, Dr. Gary Breault, Peggy O'Donnell, Dave Sly, Moe Terrebonne. Members Absent, None. Also present, City Manager Ty Lasher, City Attorney Alison Brown, City Clerk Vicki Bradford.
- III. MOMENT OF SILENT PRAYER** – A moment of silent prayer was led by Mayor Harold Smith.
- IV. PLEDGE OF ALLEGIANCE TO THE FLAG** – Led by Mayor Harold Smith.
- V. DETERMINE AGENDA ADDITIONS:** None
- VI. CONSENT AGENDA**
  - A. Minutes of the July 3, 2012 City Council Meeting.**

**MOTION:** David Austin made a motion to approve the consent agenda as listed and authorized the Mayor to sign. Seconded by Dave Sly **Motion carried 5-0.**
- VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE**
  - A. Appropriations Ordinance 12-13 in the amount of \$202,434.05.**

**MOTION:** David Austin made a motion to approve Appropriations Ordinance 12-13 and authorized the Mayor to sign. Seconded by Gary Breault.  
**Motion carried 5-0.**

**VIII. CITIZEN CONCERNS:**

**IX. CITY REQUESTED APPEARANCES:**

**X. REPORTS:**

**A. Mayor's Report:**

Mayor Smith stated that Council has 15-30 days to confirm the new appointment to replace Mr. Sly who will be leaving at the end of August. Mayor Smith would like Council to be prepared to make confirmation of the appointment, of Mr. Kenneth Lee, at the August 7<sup>th</sup> Council Meeting.  
A copy of Mr. Lee's letter is attached.

**B. Council Member Reports:**

Mrs. O'Donnell stated that Mayor Smith is the Vice Chairman of the CCUA Board  
The next CCUA meeting will be July 26<sup>th</sup> at 4:00 pm.

Dr. Breault and Mr. Terrebonne thanked staff for all their work on the 2013 budget.

**C. City Attorney Report:** None

**D. City Manager Report:**

Mr. Lasher gave Council an update on the Villas at Elk Creek  
Mr. Lasher reported that there were 5 dispatched complaints concerning fireworks.  
The police department followed up on the complaints. There were no citations issued.

Mr. Lasher gave Council an article written by the Wichita Business Journal on July 13<sup>th</sup>. The article talks about Century Manufacturing constructing a \$2.1M facility and Century they will be Bel Aire's first tenant in Bel Aire's business park.

**E. Committees/Boards/Commissions Reports:** None

**XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS**

- A. Consideration AN ORDINANCE CREATING A COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF BEL AIRE, KANSAS; AUTHORIZING CERTAIN PROJECTS THEREIN; APPROVING THE ESTIMATED COSTS OF SUCH PROJECTS; CONTAINING THE LEGAL DESCRIPTION AND MAP OF THE BOUNDARIES OF THE DISTRICT; LEVYING A COMMUNITY IMPROVEMENT DISTRICT SALES TAX; AND APPROVING THE METHOD OF FINANCING THE PROJECTS.**

**MOTION:** David Austin made a motion to approve Ordinance 510 and authorized the Mayor to sign. Seconded by Dave Sly. **Ordinance 510 passed.**

David Austin yea Dr. Gary Breault yea Peggy O'Donnell yea

Dave Sly yea Moe Terrebonne yea

**B. Consideration of the revised Bel Aire Economic Development Policy.**

**MOTION:** Dr. Gary Breault made a motion to approve the revised Economic Development Policy and authorize the Mayor to sign. Seconded by Peggy O'Donnell. **Motion carried 5-0.**

**C. Consideration of AN ORDINANCE CONCERNING AMENDMENT OF CHAPTER 3, OF THE BEL AIRE MUNICIPAL CODE REGARDING THE ESTABLISHMENT OF THE RATE OF LEVY OF TRANSIENT GUEST TAX.**

**MOTION:** Dave Sly made a motion to approve Ordinance 511 and authorized the Mayor to sign. Seconded by David Austin. **Ordinance 511 passed.**

David Austin yea Dr. Gary Breault yea Peggy O'Donnell yea

Dave Sly yea Moe Terrebonne yea

**D. Consideration of the preliminary and final plat for the Sunflower Commerce Park.**

**MOTION:** Moe Terrebonne made a motion to approve the preliminary and final plat for the Sunflower Commerce Park and authorized the appropriate signatures. Seconded by David Austin. **Motion carried 5-0.**

**E. Consideration of proposals for engineering services for phase 1 of the Sunflower Commerce Park.**

Schwab- Eaton	TranSystems
\$175,550.00	\$ 98,638.00

**MOTION:** Moe Terrebonne made a motion to accept the proposal from TranSystems for engineering services in the Sunflower Commerce Park and authorized the Mayor to sign. Seconded by Dave Sly. **Motion carried 5-0.**

- F.** Consideration of approving the 2013 budget to be published and schedule a public hearing to be held at the August 7, 2012 City Council Meeting.

**MOTION:** Peggy O'Donnell made a motion to approve that the proposed 2013 City of Bel Aire budget be published and schedule a public hearing for August 7, 2012. Seconded by David Austin. **Motion carried 5-0.**

- G.** Consideration of approving the purchase of a used Crown Vic police vehicle from the Kansas Highway Patrol at a cost of \$14,000.00 to replace an older, high mileage vehicle.

**MOTION:** Gary Breault made a motion to approve the purchase of a used patrol car from the Kansas Highway Patrol at a cost of \$14,000.00. Seconded by Dave Sly. **Motion carried 5-0.**

- H.** Consideration of approving a Resolution requesting the CCUA board address the many questions and concerns of board members relating to the contracts between member cities.

**MOTION:** Dr. Gary Breault made a motion to approve Resolution R-12-11 and authorize the Mayor to sign. Seconded by David Austin. **Motion carried 5-0.**

- I.** Consideration of establishing a public hearing on August 7, 2012 at 7:00 pm and sending notifications required for the consideration of issuing an IRB for Century Manufacturing and The Concierge Surgical Recovery Center.

**MOTION:** Moe Terrebonne made a motion to approve the notifications and scheduling a public hearing on August 7, 2012 at 7:00 pm for the consideration of an IRB issuance for Century Manufacturing and the Concierge Surgical Recovery Center. Seconded by Dave Sly. **Motion carried 5-0.**

- J.** Consideration of AN ORDINANCE AUTHORIZING THE SALE AND DISPOSITION OF CERTAIN PROPERTY UNDER A LEASE BETWEEN THE CITY OF BEL AIRE, KANSAS AND THE CITY OF BEL AIRE, KANSAS PUBLIC BUILDING COMMISSION.

**MOTION:** Dr. Gary Breault made a motion to approve Ordinance 512 and authorized the Mayor to sign. Seconded by David Austin. **Motion carried 5-0.**

David Austin yea Dr. Gary Breault yea Peggy O'Donnell yea

Dave Sly yea Moe Terrebonne yea

**XII. DISCUSSION AND FUTURE ISSUES:**

**MOTION:** David Austin made a motion to approve the appointment of Dr. Gary Breault on the CCUA Board and Teresa Reynolds as the Alternate. Seconded by Peggy O'Donnell. **Motion carried 5-0.**

**XIII. EXECUTIVE SESSION: NONE**

**XIV. ADJOURNMENT**

**Action:** Motion to adjourn.

**MOTION:** David Austin made a motion to adjourn. Seconded by Dave Sly.  
**Motion carried 5-0. TIME: 8:45 pm**

Submitted by Vicki Bradford, City Clerk  
Next Regular Meeting: August 7, 2012 at 7:00 P.M.

KENNETH & KERRI LEE  
5130 ASHTON COURT, BEL AIRE, KANSAS 67220  
(316) 744-2047  
klee413@cox.net

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May 27, 2005

Mayor Harold Smith  
City of Bel Aire  
7651 E. Central Park Avenue  
Bel Aire, KS 67226

Mr. Smith:


I am interested in the upcoming vacancy on the City Council and would be pleased to be considered for that position. I believe that every citizen has an obligation to serve their community when the opportunity arises.

As you know, I have served on the Economic Advisory Committee for several years now and have served as the chair of that committee for the past two years. Serving on that board has given me the chance to see firsthand many of the issues that the city faces at this time. There are definitely some tough issues in the near future but my time on the board has shown me that good times are ahead if the right decisions are made and if we can make some progress on land sales.

On top of my time as an EAC member, I have worked as a civil engineer since 1993 and I have been a licensed Professional Engineer since 1998. My work as an engineer has lent me a fundamental understanding of land planning and infrastructure development. I have a good feel for the tremendous cost of maintaining and growing a city and the compromises that sometimes are necessary in order to develop the most workable plan. Plus, as an engineer, I have always felt the need to truly calculate the cost of a decision, rather than letting emotions rule the day. That has meant that I haven't always come to the final conclusion that I wanted or desired, but it's important to make the right decision in the big picture. I'm sure that you and the Council know that feeling all too well.

I would be thrilled to be chosen to fill the vacancy and pledge to give it my best effort if selected. If there is a candidate that you and the Council decide is more qualified and suited to the position, feel free to make that choice because the future of Bel Aire is more important than the feelings of any individual citizen. I appreciate being considered for the position in either case. If there is any additional information that you need, feel free to call me at 744-2047 or email me at klee413@cox.net.

Thank you,



Kenneth W. Lee, P.E.